



Rockhill Villa | Kenmore Street Aberfeldy | PH15 2BL

- RECEPTION ROOMS 1
- BEDROOMS 4
- BATHROOMS 2
- 3 STOREY TOWNHOUSE
- SOUGHT AFTER LOCATION
- PRIVATE GARDEN



OFFERS OVER
£350,000

ROCKHILL VILLA

Built around 1900 at the close of the Victorian era, this charming three-storey semi-detached townhouse beautifully blends original character with modern living, creating an ideal family home.

The property offers well-proportioned accommodation throughout, featuring four bedrooms arranged over the upper floors.

The top floor is dedicated to a spacious master bedroom, complete with its own en-suite shower room.

The first-floor hosts two generous double bedrooms, a further single bedroom, perfect for a child's room or home office, and a contemporary family shower room.

On the ground floor, the welcoming living room boasts a feature fireplace and an attractive bay window, filling the space with natural light.

A useful understairs area provides additional storage.

To the rear, a modern fitted kitchen offers ample space for dining and gives access to the rear of the property, where you'll find parking along with a practical washhouse housing a fridge freezer and laundry appliances.



ROCKHILL VILLA

Externally, the front garden is laid to lawn with a gated pathway and mature privacy hedge.

The rear garden is also mainly laid to lawn, complemented by a gravel patio area ideal for BBQs, as well as a bike shed and separate garden shed.

Retaining a wealth of original features while incorporating modern updates, this property offers the perfect balance of traditional charm and contemporary comfort.

Conveniently located within walking distance of the local school and the town centre, it presents an excellent opportunity for families seeking both character and convenience.

LOCATION

Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery.

You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools.

The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.





DIRECTIONS

From our office in the square head along Bank Street to the traffic lights and cross straight over onto Kenmore Street. You will pass the junction to Alma Avenue on your left and Rockhill Villa can be found immediately after on the right.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

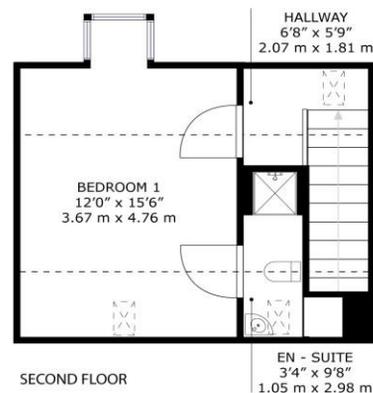
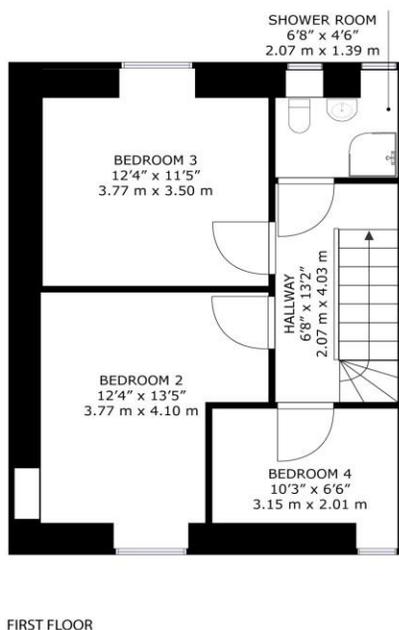
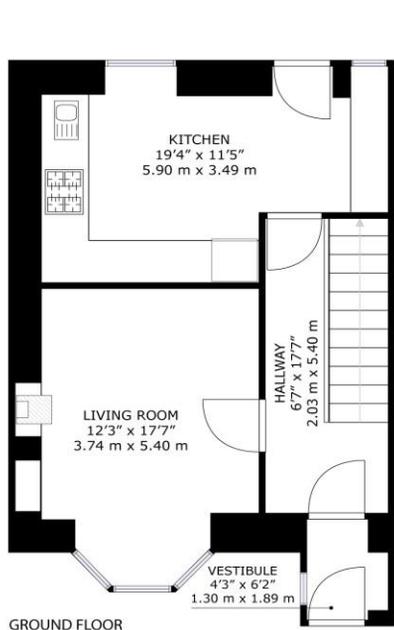
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING D

COUNCIL TAX BAND E



Rockhill Villa, Kenmore Street, Aberfeldy PH15 2BL

GROSS INTERNAL AREA
 GROUND FLOOR : 543 sq ft, 50.4 m², FIRST FLOOR : 479 sq ft, 44.5 m², SECOND FLOOR : 296 sq ft, 27.5 m²
 TOTAL: 1318 sq ft, 122.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.